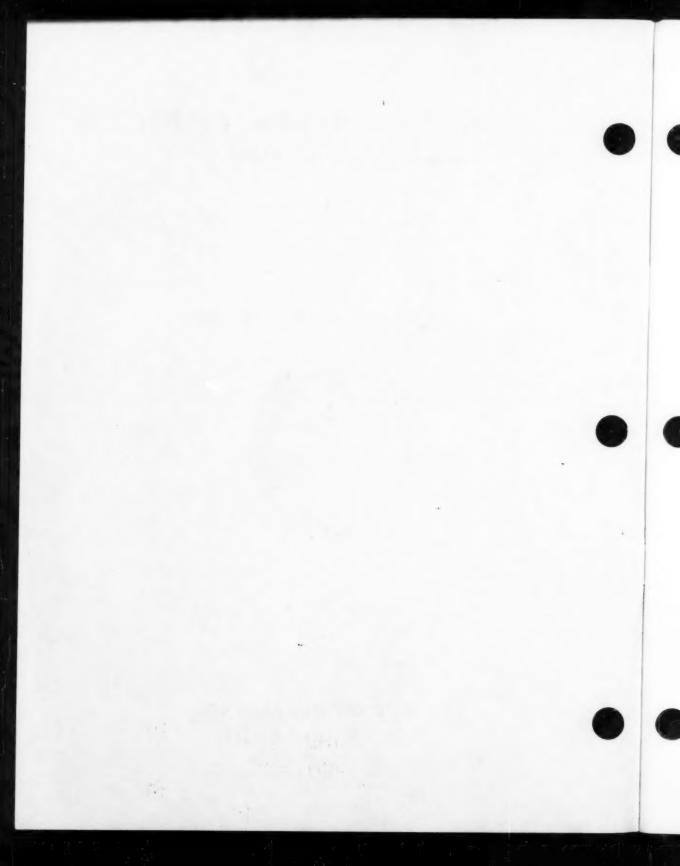
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VOLUME XXXVI-1967



ROY WENZLICK RESEARCH CORP. 706 CHESTNUT STREET ST. LOUIS, MO.



THE REAL ESTATE ANALYST SERVICE

VOLUME XXXVI-1967

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Analyst subscribers who find omissions in their bulletin sequence are invited to write for an additional copy of missing numbers. This service is provided without charge and as long as supplies last.

Of particular interest to libraries is the fact that all of the material contained in Volume XXXVI will soon be available in microfilm form from University Microfilms; 300 North Zeeb Road; Ann Arbor, Michigan 48106. Volumes XVIII through XXXV are already available on microfilm, and University Microfilms is in the process of expanding its coverage to include the first seventeen volumes of the Real Estate Analyst. The charge per volume is nominal.

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foreclosures		building, residential	303		312	
income, average	479	farms	**	by type of structure	254, 458	
mortgages	173, 180	average size	92	foreclosures	140, 148	
lender survey	274-275	value per acre	89, 92, 96	housing vacancy	438-439	
office building vacancy	529	foreclosures	357, 492, 507	income, average	479	
population	407, 408, 470	population changes		mortgages	172, 180	
per household	167	by age groups	32	lender survey	276-277	
taxes, real estate	500, 504	vacancy rates		office building vacancy	529	
transfers, real estate	75, 81	FHA rental projects	447	population	407, 408, 471	
				rents, residential	525	
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by type of structure	254, 458	office building vacancy	532	foreclosures	357, 493, 507
foreclosures	140, 148	MOORHEAD, MINN.	See	population changes	551, 455, 501
housing vacancy	432-433	Fargo, N. Dak.		by age groups	33
income, average	479	MORGANTOWN, W. VA.		vacancy rates	
mortgages	173, 180	housing vacancy	438-439	FHA rental projects	447
interest rates	424	"MORTGAGE MONEY HEADIN	IG	NEVADA	
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population	407, 408, 471	1920-	12-13,	average size	93
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rents, residential	525	1953-	128	foreclosures	357, 493, 507
taxes, real estate	501, 504	by cities	172-173	population changes	
transfers, real estate	75, 81	1950-	174-186	by age groups	33
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value per acre	89, 92, 96	by type of lender, 1963-	419-421	building, residential	225, 250
foreclosures	357, 492, 507	held by life insurance companies	444-445	foreclosures	141, 148
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farms		by cities	265-288	Building, residential	see
average size	92	by regions	259-264	NEW HAMPSHIRE	
value per acre	89, 92, 96	volume outstanding		building, residential	304
foreclosures	357, 492, 507	annual changes related to		farms	001
population changes		residential building	192, 193	average size	93
by age groups	32	by type, 1945-	195	value per acre	89, 93, 96
vacancy rates		See also Federal Housing Ad	minis-	foreclosures	357, 493, 507
FHA rental projects	447	tration; Federal National M	ortgage	population changes	,,
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value per acre	89, 92, 96	MUNCIE, IND.		foreclosures	141, 148
foreclosures	357, 493, 507	building, residential	224, 250	income, average	479
population changes		mortgage lender survey	276-277	mortgages	172, 181
by age groups	32	population	407, 408, 471	lender survey	276-277
vacancy rates	447	transfers, real estate	74, 81	office building vacancy	530
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	479	muskegon, mich.		farms	
income, average population	407, 408, 471			average size	93
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	income, average	479	housing vacancy	132-433	population	406, 408, 472
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	lender survey population taxes, real estate	407, 408, 471 502, 504	SALT LAKE CITY, UTAH building, residential	239, 250, 314		406, 408, 472
	lender survey population taxes, real estate transfers, real estate	407, 408, 471	SALT LAKE CITY, UTAH building, residential	239, 250, 314 256, 461	population SAVANNAH, GA.	406, 408, 472 241, 250
)	lender survey population taxes, real estate	407, 408, 471 502, 504	SALT LAKE CITY, UTAH building, residential by type of structure	239, 250, 314 256, 461	population SAVANNAH, GA. building, residential	241, 250
)	lender survey population taxes, real estate transfers, real estate ROCK ISLAND, ILL.	407, 408, 471 502, 504	SALT LAKE CITY, UTAH building, residential by type of structure foreclosures	239, 250, 314	population SAVANNAH, GA.	

SAVANNAH, GA. (cont.)		SOUTH BEND, IND. (cont.)		STOCKS	
housing vacancy	428-429	housing vacancy 1	430-431	yields compared with	
mortgages	183	income, average	480	bond yields, 1929-	20
lender survey	282-283	mortgages	172, 184	STOCKTON, CALIF.	
population	407, 408, 472	population	407, 408, 472	building, residential	243, 250, 315
transfers, real estate	84	taxes, real estate	503, 504	by type of structure	463
SAVINGS AND LOAN ASSOC	IATIONS	transfers, real estate	74, 85	foreclosures	145, 148
foreclosure rates	MI I IOIIO	SOUTH CAROLINA	11,00	mortgages	173, 184
1963-	489	building, residential	305	lender survey	284-285
by States	357, 507	farms	303	population	406, 408, 472
1963-	490-496		94	STORES	
	490-490	average size			See
net inflow of savings		value per acre	89, 94, 96	Commercial buildings	
1955-	155	foreclosures	357, 495, 507	SUFFOLK CO., N. Y.	
1960-	511	population changes		building, residential	226-227
SCHENECTADY, N. Y.		by age groups	33	foreclosures	142, 148
foreclosures	144, 148	vacancy rates		SUPERIOR, WIS.	See
See also Albany, N. Y.		FHA rental projects	447	Duluth, Wis.	
SCRANTON, PA.		SOUTH DAKOTA		SYRACUSE, N. Y.	
building, residential	241, 250	building, residential	305	building, residential	243, 250, 315
foreclosures	145, 148	farms		by type of structure	257, 463
population	407, 408, 472	average size	94	foreclosures	145, 148
rents. residential	526	value per acre	89, 94, 96	housing vacancy	434-435
taxes, real estate	502, 504	foreclosures	357, 495, 507		480
	302, 304		337, 493, 307	income, average	
SEATTLE, WASH.	941 941 050	population changes	99	mortgages	172, 184
building, residential	241-241, 250,	by age groups	33	lender survey	284-285
	315	vacancy rates		population	407, 408, 472
by type of structure	257, 462	FHA rental projects	447	taxes, real estate	503, 504
foreclosures	145, 148	SPOKANE, WASH.		transfers, real estate	74, 85
housing vacancy	438-439	building, residential	242, 250		
income, average	480	by type of structure	462		
mortgages	173, 183	housing vacancy	438-439	-T-	
interest rates	424	income, average	480	-1-	
lender survey	282-283	mortgage lender survey	282-283		
office building vacancy	531	office building vacancy	531	TACOMA WACH	
		office outlaing vacancy		TACOMA, WASH	
population	406, 408, 472	population	406, 408, 472	building, residential	243, 250, 315
per household	167	taxes, real estate	503	by type of structure	257, 463
rents, residential	526	SPRINGFIELD, ILL.		foreclosures	146, 148
taxes, real estate	503, 504	building, residential	242, 250	housing vacancy	438-439
transfers, real estate	75, 84	foreclosures	145, 148	income, average	480
SELLING PRICES	See	mortgage lender survey	282-283	population	406, 408, 472
Prices, real estate	-	population	407, 408, 472	taxes, real estate	503, 504
"SHARP DECLINE IN		SPRINGFIELD, MASS.	,,	transfers, real estate	75, 85
BUILDING PERMITS "	199	building, residential	242, 250, 315	TALLAHASSEE, FLA.	10,00
SHOPPING CENTER	100		462	building, residential	243, 250
GUIDELINES "		by type of structure		building, residential	428-429
	101 100	foreclosures	145, 148	housing vacancy	
Part 1	101-108	housing vacancy	432-433	population	407, 408, 472
Part 2	165-170	income, average	480	TAMPA, FLA.	
Part 3	481-484	mortgages	172, 184	building, residential	243-244, 250,
SHOPPING CENTERS		population	407, 408, 472		316
appraisal guidelines	481-484	taxes, real estate	407, 408, 472 503, 504	by type of structure	257, 463
market analysis	101-108,	transfers, real estate	74, 85	foreclosures	146, 148
	165-170	SPRINGFIELD, MO.		housing vacancy	428-429
mortgage survey	384-388, 411	building, residential	242, 250	income, average	480
"SHOULD WE BUILD OUR	,	foreclosures	145, 148	mortgages	173, 184
HOME NOW?	189-190	housing vacancy	432-433		284-285
SHREVEPORT, LA.	100-100		173, 184	lender survey	
	242 252	mortgages		population	407, 408, 472
building, residential	242, 250	population	407, 408, 472	taxes, real estate	503, 504
by type of structure	462	transfers, real estate	75, 85	TAXES, PROPERTY	
foreclosures	145, 148	SPRINGFIELD, OHIO		as 'c of revenue	
income, average	480	building, residential	242, 250	selected years, 1890-	352
mortgage lender survey	282-283	by type of structure	462	TAXES, REAL ESTATE	
population	407, 408, 472	foreclosures	145, 148	per family	
SILVER	333-336	housing vacancy	434-435	1929-	497
prices, 1900-	334	mortgages	172, 184	by cities, 1944-	498 504
SIOUX CITY, IOWA		population	407, 408, 472	TENNESSEE	
building, residential	242, 250	transfers, real estate	74, 85	building, residential	305
		"STABLE MULTIFAMILY	. 1, 00		000
housing vacancy	430-431 406, 408, 472	CHADE "	251 250	farms	94
population	mun, 408, 472	SHARE "	251, 258	average size	
SIOUX FALLS, S. DAK.	040 055	STAMFORD, CONN.		value per acre	89, 94, 96
building, residential	242, 250	building, residential	243, 250	foreclosures	357, 495, 507
foreclosures	145, 148	population	See	population changes	
population	406, 408, 472	Bridgeport, Conn.		by age groups	33
SOMERVILLE. MASS.		STEUBENVILLE, OHIO		vacancy rates	
mortgages	172, 183	building, residential	243, 250	FHA rental projects	447
taxes, real estate	503, 504	housing vacancy	434-435	TERRE HAUTE, IND.	4.7
transfers, real estate	74. 85	population	407, 408, 472	building, residential	244, 250
transfers, rear estate	14,00	STOCKS	101, 100, 112	housing vacancy	430-431
CONOMA CO CATTE				BOUSING Vacancy	430-431
SONOMA CO., CALIF.	400 400				
housing vacancy	426-427	prices, industrial	000 001	mortgages	172, 184
	426-427 242, 250		360-361 128		

TEXARKANA, TEXARK.		TULSA, OKLA. (cont.)		VERMONT (cont.)	
building, residential	244, 250	housing vacancy	434-435	farms	
population	407, 408, 472	income, average	480	average size	95
TEXAS		mortgages	173, 185	value per acre	89, 95, 96
building, residential	305	lender survey	284-285	foreclosures	357, 495, 507
farms		office building vacancy	532	population changes	,,
average size	95	population	406, 408, 472	by age groups	33
value per acre	89, 95, 96	taxes, real estate	503, 504	vacancy rates	00
foreclosures	357, 495, 507	transfers, real estate	75, 86	FHA rental projects	447
population changes		TUSCALOOSA, ALA.	10,00	VETERANS ADMINISTRATION	441
by age groups	33	building, residential	244, 250	home mortgages	
vacancy rates	00	population	407, 408, 472	foreclosures, 1950-	318
FHA rental projects	447	TWIN FALLS, IDAHO	101, 100, 112	held by life insurance	310
THIRTY PERCENT INCRE		housing vacancy	430-431	companies	444-445
REAL ESTATE TAX LOAD		TYLER, TEX.	430-431	VICTORIA, CANADA	444-443
FAMILY SINCE 1960 "	497	building, residential	244, 250	building, residential	248
TOLEDO, OHIO	431		436-437	VIRGINIA	240
building, residential	244, 250, 316	housing vacancy population	406, 408, 472	building, residential	305
	463	population	400, 400, 472	farms	360
by type of structure	146, 148				95
foreclosures	280			average size	
income, average		-1)-		value per acre	89, 95, 96
mortgages	172, 185			foreclosures	357, 495, 507
lender survey	284-285			population changes	
office building vacancy	532	U. S. DEPARTMENT OF AC		by age groups	33
population	407, 408, 472	budget expenditures, 1939-	358	vacancy rates	
taxes, real estate	503, 504	U. S. POST OFFICE DEPAR	TMENT	FHA rental projects	447
transfers, real estate	74, 85	local vacancy surveys		VITAL STATISTICS	
TOPEKA, KANS.		conducted for FHA	425-439	births, 1954-	30
building, residential	244, 250	URBANA, ILL.	See		
by type of structure	463	Champaign, Ill.		***	
foreclosures	146, 148	UTAH		-W-	
mortgages	173, 185	building, residential	305		
lender survey	364-265	farms			
office building vacancy	532	average size	95	WACO, TEX.	
population	406, 408, 472	value per acre	89, 95, 96	building, residential	245, 250
transfers, real estate	75, 86	foreclosures	357, 495, 507	foreclosures	146, 148
TORONTO, CANADA		population changes	,,	mortgages	173, 185
building, residential	248	by age groups	33	lender survey	264-285
office building vacancy	532	vacancy rates	5.0	population	406, 408, 472
TORRANCE. CALIF.	000	FHA rental projects	447	transfers, real estate	75, 86
building, residential	See	UTICA, N. Y.	441	WAGES	10,00
Los Angeles, Calif.	See	building, residential	244, 250	1913-	350-361
	426-427				
housing vacancy		by type of structure	464 434-435	building trades, 1956-	442,466
TRAILERS	See	housing vacancy		WALLA WALLA, WASH.	*** ***
Mobile homes		income, average	480	housing vacancy	438-439
TRANSFERS, REAL ESTATI		mortgage lender survey	284-285	WARREN, OHIO	See
1900-	12-13	population	407, 408, 472	Youngstown, Ohio	-
1913-	360-361	taxes, real estate	503	WARWICK, R. I.	See
1953-	128			Providence, R. I.	
by cities	74-75			WASHINGTON (STATE)	
1950-	76-87	_V_		building, residential	305
*TRANSFERS CONTINUE				farms	
FALL "	73			average size	95
TREASURY BILLS		VACANCY		value per acre	89, 95, 96
yields, 1933-	508-509	office buildings		foreclosures	357, 495, 507
TRENTON, N. J.		1924-	22	population changes	
building, residential	244, 250, 316	by cities, 1925-	527-532	by age groups	33
by type of structure	463	residential		vacancy rates	
foreclosures	146, 148	1950-	359	FHA rental projects	447
income, average	280	1956-	152-153	WASHINGTON, D. C.	***
mortgages	172, 185	by cities and areas	426-439	building, residential	245, 250, 316
lender survey	284-285	by regions, 1957-	440	by type of structure	257, 464
population	407, 408, 472	FHA rental projects by	440	foreclosures	146, 148
taxes, real estate	503, 504		447		428-429
transfers, real estate	74, 86	States, 1957- VALLEJO, CALIF.	441	housing vacancy	480
			045 050 016	income, average	173, 185
TROY, N. Y.	See	building, residential	245, 250, 316 426-427	mortgages	284-285
Albany, N. Y.		housing vacancy		lender survey	
TUCSON, ARIZ.		population	406, 408, 472	office building vacancy	532
building, residential	244, 250, 316	VALUES, REAL ESTATE	See	population	407, 408, 472
by type of structure	257, 463	Appraisal; Farm values; I		per household	167
foreclosures	146, 148	undeveloped; Prices, real	l estate	rents, residential	526
housing vacancy	426-427	VANCOUVER, CANADA		taxes, real estate	503, 504
income, average	480	building, residential	248	transfers, real estate	75, 86
mortgages	173, 185	office building vacancy	532	See also District of Columbia	
population	406, 408, 472	"VARIATIONS IN SELLING		WATERBURY, CONN.	
transfers, real estate	75, 86	PRICES "	11	building, residential	245, 250
TULSA, OKLA.		VENTURA, CALIF.	See	foreclosures	146, 148
building, residential	244, 250	Oxnard, Calif.	-	housing vacancy	428-429
by type of structure	463	VERMONT		mortgages	172, 185
foreclosures	146, 148	building, residential	305	lender survey	284-285
		-answeright a consecutions		second second	

WATERBURY. CONN. (cont.)	WICHITA, KANS. (cont.)		WORCESTER, MASS.	
population	See	income, average	480	building, residential	246, 250
New Haven, Conn.		mortgages	173, 186	by type of structure	464
taxes, real estate	503	lender survey	286-287	foreclosures	147, 148
transfers, real estate	74, 86	population	406, 408, 472	income, average	480
WATERLOO, IOWA		taxes, real estate	503, 504	mortgages	172, 186
building, residential	245, 250	transfers, real estate	75, 87	lender survey	286-287
foreclosures	147, 148	WICHITA FALLS. TEX.		population	407, 408, 472
housing vacancy	430-431	building, residential	246, 250	taxes, real estate	504
mortgage lender survey	286-287	foreclosures	147, 148	transfers, real estate	74, 87
population	407, 408, 472	population	406, 408, 472	WYOMING	
WEALTH	See	WILKES-BARRE, PA.		building, residential	305
Farmers: Home ownership	_	building, residential	246, 250	farms	
WEIRTON, W. VA.	See	by type of structure	464	average size	95
Steubenville, Ohio		foreclosures	147, 148	value per acre	89, 95, 96
WELFARE PROGRAMS	365-368	housing vacancy	436-437	foreclosures	357, 496, 507
WENATCHEE, WASH.		income, average	480	population changes	
housing vacancy	438-439	population	407, 408, 472	by age groups	33
WEST LAFAYETTE, IND.	See	WILMINGTON, DEL.		vacancy rates	
Lafayette, Ind.	-	building, residential	246, 250, 316	FHA rental projects	447
WEST PALM BEACH, FLA.		by type of structure	464		
building, residential	245, 250, 316	foreclosures	147, 148		
by type of structure	257, 464	income, average	480	-Y-	
population	407, 408, 472	mortgage lender survey	286-287	-1-	
transfers, real estate	75, 86	population	407, 408, 472		
WEST VIRGINIA		taxes, real estate	504	YAKIMA, WASH.	
building, residential	305	WILMINGTON, N. C.		housing vacancy	438-439
farms		building, residential	246, 250	YONKERS, N. Y.	
average size	95	population	407, 408, 472	building, residential	See
value per acre	89, 95, 96	WINDSOR, CANADA		New York, New York	
foreclosures	357, 496, 507	building, residential	248	foreclosures	147, 148
population changes		WINNIPEG, CANADA		mortgages	172.186
by age groups	33	building, residential	248	taxes, real estate	504
vacancy rates		WINSTON-SALEM, N. C.		transfers, real estate	74.87
FHA rental projects	447	building, residential	246, 250	YORK, PA.	
WESTCHESTER CO., N. Y.		by type of structure	464	building, residential	247, 250
building, residential	227	housing vacancy	434-435	foreclosures	147, 148
See also Yonkers, N. Y.		mortgage lender survey	286-287	income, average	480
WHEELING, W. VA.		population	407, 408, 472	population	407, 408, 472
building, residential	246, 250	WISCONSIN		YOUNGSTOWN, OHIO	
foreclosures	147, 148	building, residential	305	building, residential	247, 250, 316
population	407, 408, 472	farms		by type of structure	464
WHOLESALE PRICES	See	average size	95	foreclosures	147, 148
Prices, wholesale		value per acre	89, 95, 96	income, average	480
WICHITA, KANS.		foreclosures	357, 496, 507	mortgages	172, 186
building, residential	246, 250	population changes		lender survey	286-287
by type of structure	464	by age groups	33	population	407, 408, 472
foreclosures	147, 148	vacancy rates		taxes, real estate	504
housing vacancy	430-431	FHA rental projects	447	transfers, real estate	74.87

